

**CREEK PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

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June 19, 2023, Minutes of the Regular Meeting

**MINUTES OF THE REGULAR MEETING**

The Regular Meeting of the Board of Supervisors for the Creek Preserve Community Development District was held on **Monday, June 19, 2023, at 6:00 p.m. at the Creek Preserve Clubhouse located at 16702 Kingman Reef St, Wimauma, Florida 33598**

**1. CALL TO ORDER**

Rick Reidt and Bob Nanni called the Regular Meeting of the Board of Supervisors of the Creek Preserve Community Development District to order on **Monday, June 19, 2023, at 6:00 p.m.**

**Board Members Present and Constituting a Quorum:**

Tonya Ellis	Chairman
Leo Ryan	Vice-Chair
Jocelyn Cherry	Supervisor
Liz Camacho	Supervisor
Marcia Pollard-Hampton	Supervisor

**Staff Members Present:**

Rick Reidt	District Manager, Inframark	<i>(via conference call)</i>
Bob Nanni	District Manager, Inframark	
Kathryn Hopkinson	District Counsel, Straley Robin Vericker	

There were several audience members in attendance.

**2. PUBLIC COMMENTS**

There were no public comments.

**3. STAFF REPORTS**

**A. District Counsel**

The District Counsel will discuss report during the business items discussion.

**B. District Engineer**

There were no engineers report currently.

**4. BUSINESS ITEMS**

**A. Discussion of Encroachment Agreements**

Ms. Hopkins presented encroachment agreement. The staff and Board discussed all options and decided not to allow easement encroachments with motion.

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MOTION TO:	Not allow easement encroachments.
MADE BY:	Supervisor Ellis
SECONDED BY:	Supervisor Pullard Hampton
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

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**B. Discussion on Cleaning Services**

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Mr. Reidt presented cleaning options with dissatisfaction with the current vendor. The Board reviewed all options. A motion to terminate JNJ sending notification and have legal draft new agreement with Neptune Service was assessed.

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MOTION TO:	Terminate JNJ sending notification and have legal draft new agreement with Neptune Service.
MADE BY:	Supervisor Ryan
SECONDED BY:	Supervisor Camacho
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

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**C. Discussion on District Rules and Regulations**

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Ms. Hopkins presented draft of district rules and regulations to the Board and much discussion took place. The final draft to return at next meeting for consideration.

**D. Consideration of Part-Time Security**

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Mr. Reidt presented summer weekend security option and the Board approved agreement with TSG security, along with hours and times that were determined by the Board.

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MOTION TO:	Approve the agreement with TSG security for Part-Time Security as presented.
MADE BY:	Supervisor Ellis
SECONDED BY:	Supervisor Camacho
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

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89 **E. General Matters of the District**

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91 Mr. Reidt discussed the Ratification of well repairs for a total of \$12,285.00. Mr. Reidt requested  
92 ratification of emergency well repairs.  
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94	MOTION TO:	Ratify the emergency well repair for a total of
95		\$12,285.00.
96	MADE BY:	Supervisor Ryan
97	SECONDED BY:	Supervisor Ellis
98	DISCUSSION:	None further
99	RESULT:	Called to Vote: Motion PASSED
100		5/0 - Motion Passed Unanimously

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102 Mr. Reidt announced that the Master Deputy Efraine J. Traveras Alberto the Community  
103 Resource Officer will be at the July 17th meeting.  
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105 **5. CONSENT AGENDA ITEMS**

106 **A. Consideration of Board of Supervisor's Meeting Minutes of the Regular Meeting**  
107 **May 15, 2023**

108 **B. Consideration of Operation and Maintenance Expenditures May 2023**

109 **C. Review of Financial Statements Month Ending May 31, 2023**  
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111 Mr. Nanni presented the consent agenda item to the Board for review and the Board motioned to  
112 approve all items as presented.  
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114	MOTION TO:	Approve the Consent Agenda Items A through C.
115	MADE BY:	Supervisor Ryan
116	SECONDED BY:	Supervisor Ellis
117	DISCUSSION:	None further
118	RESULT:	Called to Vote: Motion PASSED
119		5/0 - Motion Passed Unanimously

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121 **6. MANAGEMENT REPORTS**

122 **A. District Manager**

123 *i. Aquatic Service Report*

124 *ii. Community Inspection Reports*

125 *iii. June Action Item List*  
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127 Mr. Reidt reviewed action item list, aquatics reports and community inspection report with the  
128 Board.  
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132 **7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**

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134 Ms. Ellis expressed concerns over excessive trash on turf and water tables shared. Mr. Reid will  
135 contact vendors.

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137 Brenda was thanked for her volunteer cleaning of the community center.

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139 Ms. Cherry requested Bulletin Boards are needed and Pool sign concerns. Mr. Reidt will obtain.

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141 Ms. Camacho requested Mail Kiosk Lighting quotes and concerns over pool furniture repair.

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143 Mr. Reidt will investigate and generally once or twice a year repairs/replacement is completed.

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145 Mr. Ryan discussed the Spectrum bill and phone line and suggested the Package deal which is  
146 cheaper.

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148 **8. ADJOURNMENT**

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MOTION TO: Adjourn the meeting at 7:00 P.M.

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MADE BY: Supervisor Ryan

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SECONDED BY: Supervisor Ellis

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DISCUSSION: None further

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RESULT: Called to Vote: Motion PASSED

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5/0 - Motion Passed Unanimously

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*\*Please note the entire meeting is available on disc.*

*\*These minutes were done in summary format.*

*\*Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

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190 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly  
191 noticed meeting held on 7-17-2023.

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Signature

  
Signature

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Rick L. Reid  
Printed Name

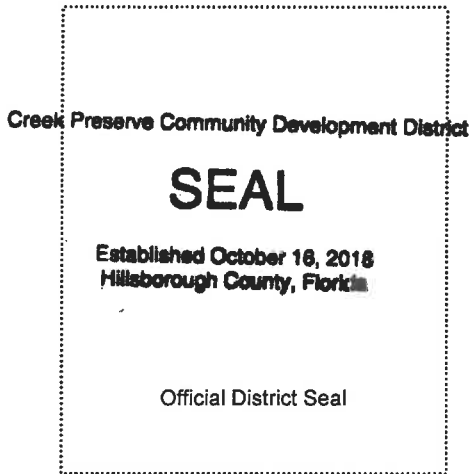
Tonya Ellis  
Printed Name

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Title:  
 Secretary  
 Assistant Secretary

Title:  
 Chairman  
 Vice Chairman

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Recorded by Records Administrator

  
Signature

7-24-23  
Date